

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, June 21, 2016 at 5:30 p.m. in the Logan City Municipal Council Chamber, 290 North 100 West, Logan, Utah. Vice Chairman Holly Daines conducting.

Councilmembers present at the beginning of the meeting: Vice Chairman Holly Daines, Councilmember Tom Jensen, Councilmember S. Eugene Needham and Councilmember Jeannie F. Simmonds. Administration present: Mayor H. Craig Petersen, Finance Director Richard Anderson, City Attorney Kymber Housley and City Recorder Teresa Harris. Excused: Chairman Herm Olsen.

Vice Chairman Daines welcomed those present. There were approximately 22 citizens in the audience at the beginning of the meeting.

OPENING CEREMONY:

The Eastridge Neighborhood Scout Troop led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting from June 7, 2016 were reviewed and approved.

ACTION. Motion by Councilmember Jensen seconded by Councilmember Simmonds to **approve the June 7, 2016 minutes and approve tonight's agenda.** Motion carried unanimously.

Meeting Agenda. Vice Chairman Daines announced 13 public hearings are scheduled for tonight's Council meeting.

Meeting Schedule. Vice Chairman Daines announced that regular Council meetings would be held the first and third Tuesdays of the month at 5:30 p.m. The next regular Council meeting is Tuesday, July 19, 2016. Council meeting on July 5, 2016 has been cancelled.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

There were no comments or questions for the Mayor or Council.

MAYOR/STAFF REPORTS:

Updates on Projects/Issues – Mayor Petersen

Mayor Petersen reported on the following updates and projects.

1. Current Construction Projects
 - a. Construction of the sidewalk along the Steep Dugway continues.
 - b. The area of 400 East between 1000 North and 1100 North will be closed starting next week until the end of July.

- c. Riverside Drive is now open.
- d. The trail to Trapper Park will be completed by July 1.
2. A kick-off meeting with the library site analysis firm was held June 15. They will present preliminary findings on June 27.
3. The Deer Pen property sub-division and rezone proposals will go to the Planning Commission on July 14. There has been no discussion with private developers about how the property will be developed.
4. The Storytelling Festival was co-sponsored by Logan Friends of the Library and was held at Merlin Olsen Park.
5. UDOT is holding a meeting on Wednesday, June 23 from 5:30 – 7:30 p.m. at City Hall to discuss a signal light at 1000 West and Highway 89/91 and also a closure at 1800 South.
6. The City has received two grants totaling \$577,740 for Logan River restoration projects.

Utah Local Governments Trust – Ryan Hatch, ULGT Membership Development Manager

Mayor Petersen introduced Ryan Hatch and Jason Watterson from the Utah Local Governments Trust.

Mr. Hatch and Mr. Watterson recognized Logan City Attorney Kymber Housley, Assistant Logan City Attorney Craig Carlston and Logan Safety Director Brody Parker for their exceptional work in the area of Loss Prevention and Risk Management for Logan City. They also stated that out of the 500 ULGT members throughout the State of Utah, Logan City is at the top of the list and they congratulated the City on achieving this goal.

American Public Works Association (APWA) Employee Awards – Mark Nielsen, Public Works Director

Public Works Director Mark Nielsen announced that every year the APWA awards employees throughout the State of Utah for excellence in projects. This year Jared Pratt received the Public Works Employee of the Year Award. Jed Olson received the award of APWA Member of the Year. Both are Logan City employees in the Water Department.

Logan City Water System – Paul Lindhardt, Water Wastewater Division Manager

Water Wastewater Division Manager Paul Lindhardt reported on the Logan City Water System.

He stated the parts that make the water system are sources, treatment, storage, transmission, quality and security.

Sources

- Dewitt Springs
 - Winter 4,000-6,000 GPM
 - Summer 8,000-12,000 GPM

- 4 Deep Wells
 - 450-600 HP Motors
 - 4,000-6,000 GPM
 - 1,000 Ft Deep
 - Productive Aquifers

Treatment

- Chlorine Gas
 - 100% Chlorine
 - Safety Concerns
 - Very Effective
- Calcium Hypochlorite
 - Stable, Easy to Handle
 - 65% Chlorine Content

Storage

- 10 Tanks = 11.4 Million Gallons
 - Fire Flow
 - Emergency Storage
 - Optimization Storage
- Turnover Often
- Maintenance
- Keep Secure

Transmission & Distribution

- 190 Miles of Pipeline
- 10,105 Metered Connect
- Residential to Industrial
- Hydraulic Control Valve
- Constant Maintenance

Water Quality

- Rules and Regulations
- Testing Schedule – Constant
- Water Quality Report
- Cross Connection Program
 - Testing and Inspections
 - Public Education

Security

- Physical Security
 - Intrusion Alarms
 - Cameras
 - Motion Sensors

- SCADA (Control) System
 - Automation
 - Controls

Accomplishments

- PRV Project (2015)
 - 40% Reduction in mainline breaks
 - 32% Reduction in energy usage
 - 17% Reduction in water usage
- Tank to Tank Line (2016)
 - Eliminate a booster station
- Pressure Zone Combination (2016)
 - Eliminate maintenance requirements
- Preventive Maintenance

Concerns

- Deteriorating Infrastructure
- New Storage Tank (\$10M - \$15M)
- New Transmission Lines
- Main Street Water Lines with UDOT
- Lack of Redundancy at essential sites
- Training for new employees

Councilmember Jensen asked about water storage and is it for a major fire incident.

Mr. Lindhardt responded when we work through the State of Utah's requirements, water storage is based on water usage/demand and water connections. He stated as an entire system we have enough water sources so that if we lost one, we would have enough water. The bigger concern is the Cliffside area where water has to be pumped to those homes and we currently only have one pump site for the Cliffside location.

COUNCIL BUSINESS:

Board Appointments – Renewable Energy & Conservation Advisory Board (RECAB) Vice Chairman Holly Daines

Vice Chairman Daines asked for ratification of Jackie Lowry and Gary Saxton to serve on the Renewable Energy & Conservation Advisory Board (RECAB) which is a two year term.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Jensen to **approve ratification of Jackie Lowry and Gary Saxton** as presented. Motion carried unanimously.

Poet Laureate – Vice Chairman Daines

Vice Chairman Daines stated that for the last two years, Logan City has had a Poet Laureate who is currently Star Coulbrooke. Vice Chairman Daines asked the Council to

consider extending Ms. Coulbrooke's term to a total of five years. The Poet Laureate through the Utah State English Department has applied for funding from the Logan City Fine Arts Grant program and this is something that would still need to be done on an annual basis. If the Poet Laureate did not receive funding through the City they could still apply for funding elsewhere.

Councilmember Simmonds said she feels that what Star Coulbrooke has accomplished has been very positive and she supports the Poet Laureate term being extended for a total of five years.

Councilmember Needham asked why specifically would the term be extended for Ms. Coulbrooke and would there be someone else who would be interested in serving as Poet Laureate.

Councilmember Simmonds responded that it's complying with a general overall structure that most Poet Laureate's serve for five years.

Vice Chairman Daines further explained that at the level we are expecting a Poet Laureate to be, there are not a lot of candidates that would be qualified for this position and the selection process takes time and effort.

Councilmember Jensen said he supports a total term of five years.

ACTION. Motion by Councilmember Jensen seconded by Councilmember Simmonds **that the term as Logan City Poet Laureate be a total of five years** as presented. Motion carried unanimously.

Vice Chairman Daines clarified that Star Coulbrooke has already served for two years so she will continue serving for another three years.

ACTION ITEMS:

PUBLIC HEARING – Consideration of a proposed resolution approving the Proposed Property Tax Rate for FY 2016-2017 – Resolution 16-35

Finance Director Richard Anderson explained the Proposed Property Tax Rate for FY 2016-2017. He stated the City of Logan is required to adopt a tax rate and intends to increase the tax rate above the Certified Tax Rate. The 2016 proposed adopted tax rate is 0.002246. It is proposed the increased tax rate would be for the purpose of a new Library building. The additional funds are approximately \$270,000 in the Library fund and what the tax increase would do is facilitate a 2 million dollar interfund loan from another fund within the City and that process would be approved by the Council at a later date. Vice Chairman Daines stated there has been discussion about a proposed new Library but no decision has been made at this time. It is her understanding that the Council would like significant community input before a decision of this magnitude is made. The proposal has been made in the Mayor's budget that the Library levy be increased by 6% which is not a large dollar amount for the average home.

Mr. Anderson explained the tax on a \$191,774 residence would increase from \$191.54 to \$205.26, which is \$13.72 per year. The tax on a \$191,774 business would increase from \$348.26 to \$373.19, which is \$24.93 per year.

Vice Chairman Daines stated with school bond increases, proposed sewer and water increases and proposed property tax reevaluations this year. She feels the proposed library tax is something we really need to think about.

Mr. Anderson added that if the Council wants to go forward with the proposed tax increase, we would publish a notice according to State statutes in the newspaper and would hold a public hearing on August 2 where again the public would have the opportunity to speak to the tax increase. At this time it is a proposed tax increase and is adopted with the tentative budget.

Vice Chairman Daines said the Library does need some upgrades whether it's a remodel or a full rebuild and the tax increase would start to accrue funds for those capital improvements.

Mr. Anderson stated now is the time when we have the opportunity to make the tax rate change. If Council adopts the proposed rate and the proposed tax increase then we have at least \$2 million dollars to continue with the discussion and to ultimately build a new library. If Council does not adopt the proposed rate then we will not have the funding and it cannot be revisited until one year from now. The discussion about the proposed tax rate has to occur before the decision about the proposed budget. The proposed increase does not affect the operation of the current Library but without the tax increase we will not have the capital to proceed with construction of a new library.

Councilmember Simmonds asked is it anticipated that we will need \$2 million dollars of capital in the next year.

Mr. Anderson responded yes, and if we are talking about building a \$12-\$15 million dollar library we will need even more funding either through donations or General Obligation Bonds, etc. He stated that if we are going to build a new library we would absolutely need the \$2 million dollars.

Mayor Petersen said the cost for a new library would be approximately \$11 million dollars.

Vice Chairman Daines said the other question is do we wait a year, anticipate putting a question on the ballot regarding a General Obligation Bond or even ask the voters if a new Library is a priority or would they like funding to go towards a new Recreation Center or something else.

Mayor Petersen said if the Council does not pass the initial tax rate tonight, they cannot revisit the issue again for another year. If the Council passes it tonight then by the next discussion and public hearing on August 2 we will have additional information regarding a new library such as potential site locations.

Mr. Anderson said there have been issues with the current library building such as the air conditioning, configuration of the walls, and other things. If the Council were to decide to remodel the current library we would need the \$2 million dollars and other funding as well.

Vice Chairman Daines opened the meeting to a public hearing.

There were no comments and Vice Chairman Daines closed the public hearing.

ACTION. Motion by Councilmember Needham seconded by Councilmember Jensen to **approve Resolution 16-35** as presented. Motion carried unanimously.

Vice Chairman Daines encouraged the public to be aware of the public hearing on August 2, 2016 regarding the tax increase and to contact the Council if there are any questions and to express their opinions.

Mayor Petersen stated that remodeling the current library would take a lot of work.

PUBLIC HEARING - Consideration of a proposed resolution approving Member Contributions to the Utah Retirement Systems Contributory Plan FY 2015-2016 – Resolution 16-30

At the June 7, 2016 Council meeting, Human Resource Director Greg Cox addressed the Council regarding the proposed resolution. The City formally agrees to fund “pick-up” 100% of the required member contribution for all eligible employees required to contribute to the Utah Retirement Systems Contributory Retirement Plan for the 2016-2017 Fiscal Year (effective July 1, 2016) according to the applicable Utah Retirement Systems Retirement Contribution Rates.

Vice Chairman Daines opened the meeting to a public hearing.

There were no comments and Vice Chairman Daines closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Jensen to **approve Resolution 16-30** as presented. Motion carried unanimously.

PUBLIC HEARING - Consideration of a proposed resolution approving Elected Official’s Wages FY 2015-2016 – Resolution 16-31

At the June 7, 2016 Council meeting, Human Resource Director Greg Cox addressed the Council regarding the proposed resolution. Logan City annually surveys other local government positions throughout the State of Utah which includes an annual market study in order to identify prevailing wages for comparable positions in the Logan City Corporation. This survey also includes wage data for local government elected officials. The proposed resolution states that no adjustments to the wages of any elected official be proposed for this upcoming fiscal year.

Councilmember Jensen said the issue of official’s wages comes up every year and he feels there should be a process or some way that a discussion and a decision can be done independently so a councilmember is not put in a position to vote for their own pay increase.

Vice Chairman Daines stated that wage studies are completed and the Council can decide whether or not they want to approve the wage recommendations that are brought forward.

City Attorney Kymber Housley responded the only process that is mandated is that the Council adopt the elected official’s wages in a separate resolution. Other than that, it’s completely up to the Council and it’s intentionally made to be difficult for elected officials to increase their own wage. The Council also has the option to address this issue at another time during the year and not specifically at budget time.

Councilmember Jensen said if in the future someone runs for office and they are not sufficiently funded through other employment then it might not allow them to run for office.

Vice Chairman Daines opened the meeting to a public hearing.

There were no comments and Vice Chairman Daines closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Needham to **approve Resolution 16-31** as presented. Motion carried unanimously.

PUBLIC HEARING – Consideration of a proposed resolution adopting new Water Rates – Resolution 16-26

At the May 10, 2016 Budget Workshop, Public Works Director Mark Nielsen addressed the Council regarding the proposed resolution. Mr. Nielsen explained the proposed water rates which are the following.

RESIDENTIAL, COMMERCIAL, AND USU MONTHLY BASE CHARGES: All residential, commercial, and USU water users shall be charged a monthly base charge based on the diameter of the water meter(s) serving the facility. This monthly base charge does not include any water allowance (zero gallons of water). For master meter installations, a 1” meter base rate will be charged to each home or unit.

Base Rate Charges								
Meter Size (“)	≤1	1½	2	4	6	8	10	12
Base Rate Charge (zero gallons of water)	\$17.00	\$18.00	\$25.50	\$77.50	\$113.50	\$156.00	\$211.00	\$313.00

MULTI-FAMILY MONTHLY BASE CHARGES: All multi-family water users shall be charged a monthly base charge of \$11.00 per dwelling unit per month. This monthly base charge does not include any water allowance (zero gallons of water).

RESIDENTIAL CONSUMPTIVE RATE CHARGES: All residential water users shall be charged monthly consumptive use charges based on the actual amount of water consumed. These charges are as follows:

Tier 1 (0 to 10,000 gallons)	Tier 2 (> 10,000 gallons)
\$1.05/1,000 gal	\$1.70/1,000 gal

MULTI-FAMILY CONSUMPTIVE RATE CHARGES: All multi-family water users shall be charged based on the actual amount of water consumed. The consumption charges are as follows:

Tier 1 (0 to 10,000 gallons) (per unit)	Tier 2 (> 10,000 gallons)
\$1.00/1,000 gal	\$1.67/1,000 gal

COMMERCIAL AND INDUSTRIAL CONSUMPTIVE RATE CHARGES: Commercial and industrial water users shall be charged a uniform consumptive use charge based on the actual amount of water consumed. The consumptive use charges are as follows:

Uniform Rate Charge
\$1.20/1,000 gal

USU CONSUMPTIVE RATE CHARGES: Utah State University water users shall be charged a uniform consumptive use charge based on the actual amount of water consumed. The consumptive use charges are as follows:

USU Classification/ Year	Total Consumption up to 24,000,000 gallons per month	Total Consumption above 24,000,000 gallons per month
USU Wholesale	\$0.160.17 per 1,000 gallons	\$0.500.53 per 1,000 gallons
USU Other	\$0.740.79 per 1,000 gallons	\$1.181.26 per 1,000 gallons

SPRINKLER ONLY RATE CHARGES

Residential and non-residential users that have installed a sprinkler only water meter shall be charged a base rate a consumptive use charge based on the actual amount of water consumed. The base rate shall be the same as described above for residential and non-residential uses. The consumptive use charges are as follows:

Classification	Consumptive Use Charge
Residential	\$1.70/1000 gallons
Multi-family	\$1.67/1000 gallons
Commercial and Industrial	\$1.20/1000 gallons

Water measurements shall be used to determine water consumption charges for all water users.

Public Works Director Mark Nielsen stated that a rate increase has not occurred for the past four years and be proposed that an approximate increase to the base and consumption rate of 6.25% which he feels is a good start. He stated a cost of service study needs to be completed but until then the flat increase of 6.25% is proposed at this time.

Councilmember Jensen asked has it been shown that increasing the rates of consumption will incentivize people to be more conservative with water usage.

Mr. Nielsen responded that increased rates do help with conservation. However, the legislature passed a conservation based rate which we comply with at this time. If we incentivize conservation by increasing rates then we still have to pay for infrastructure. Less water is sold so there is less revenue and that is why there is a base rate in place. He stated the average internal home consumption is 6,000 – 7,000 gallons of water per month

Vice Chairman Daines opened the meeting to a public hearing.

Logan resident Matt Cheney asked is there a reason for raising the rate other than it's been four years.

Mr. Nielsen responded the cost of doing work whether its buying valves, pipes, equipment, etc those costs have increased. The proposed rate increase is to keep up with operational costs. If approved by the Council, the water rate increase will take effect July 1, 2016.

Finance Director Richard Anderson said in addition, the proposed rate is specifically for capital in the water fund.

There were no further comments and Vice Chairman Daines closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Needham to **approve Resolution 16-26** as presented. Motion carried unanimously.

PUBLIC HEARING – Consideration of a proposed resolution adopting Revised Water Service Connection Fees – Resolution 16-27

At the May 10, 2016 Budget Workshop, Public Works Director Mark Nielsen addressed the Council regarding the proposed resolution.

CITY OF LOGAN
WATER SERVICE CONNECTION FEES

<u>METERED SERVICES</u>	<u>COST</u>
Developed Water Service	
1" connection	\$450.00
1½" connection	\$925.00
2" connection	\$1,200.00
Undeveloped Water Service	
1" connection	\$4,800.00
1½" connection with bypass	\$5,100.00
2" connection with bypass	\$5,100.00
4" connection with by-pass	\$12,550.00
6" connection (non-fire flow) with 4" by-pass	\$15,150.00
8" service and larger	Priced per installation
Connection in UDOT Right of Way	Priced per installation

MAINLINE HOT TAPS

<u>TAP SIZE</u>	<u>COST</u>
1"	\$125.00
1½"	\$125.00
2"	\$125.00
4"	\$350.00
6"	\$350.00
8"	\$350.00
10"	\$450.00
12"	\$450.00

FIRE HYDRANT INSTALLATION

6" Fire hydrant installation \$6,400.00

FIRE HYDRANT DISCHARGE PERMIT

Contractors and other companies using fire hydrants as a water source shall be required to pay a refundable meter deposit and place the meter on the hydrant being used. Hydrant meter(s) shall be read monthly and contractor or other entity shall pay the applicable commercial water rate for the water used.

Refundable Meter Deposit: 1" meter \$500.00
 3" meter \$1400.00

METER SERVICE

Additional/Final Meter Read	\$6.00
Meter Dispute	\$38.00
Delinquent Notices	\$11.00
Disconnect/Reconnect	\$22.00
Disconnect/Reconnect After Hours	\$71.00

Damage/Adjustment to meter, barrel, lid, or frame	Actual Cost
Meter tampering fee	\$50.00
Verify sewer connection with dye or video	\$50.00
Private Fire Hydrant Maintenance Fee per year	\$200.00
Cross Connection Air Gap Inspection Fee	\$50.00
Water/Sewer Model Analysis Fee	\$100.00
Fire Hydrant Flow Test	\$100.00

** Any special requests or items not listed above must be approved and priced by the Water Department.

Vice Chairman Daines opened the meeting to a public hearing.

There were no comments and Vice Chairman Daines closed the public hearing.

ACTION. Motion by Councilmember Jensen seconded by Councilmember Needham to **approve Resolution 16-27** as presented. Motion carried unanimously.

PUBLIC HEARING – Consideration of a proposed resolution tentatively adopting the Revenues and Expenditures Budget for FY 2016-2017 in the amount of \$149,276,364 – Resolution 16-36

Finance Director Richard Anderson addressed the Council regarding the proposed resolution tentatively adopting the Revenues and Expenditures Budget for FY 2016-2017 in the amount of \$149,276,364.

Councilmember Simmonds said this amount also includes \$270,000 that the additional library tax increases would accommodate and there are no other increases.

Vice Chairman Daines opened the meeting to a public hearing.

There were no comments and Vice Chairman Daines closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Jensen to **approve Resolution 16-36** as presented. Motion carried unanimously.

PUBLIC HEARING - Consideration of a proposed resolution approving the USU Transportation Master Plan – Resolution 16-32

At the June 7, 2016 Council meeting, Charles Darnell Associate Vice President for Facilities at Utah State University addressed the Council regarding the USU Transportation Master Plan. The City of Logan has an approved Surface Transportation Master Plan to provide an important tool for facilitating future traffic, pedestrians, bicycles, and transit. Utah State University has developed a Transportation Study and relevant portions of that study identify recommended street and intersection configurations in the future within the City of Logan street network. He stated the end objective is that the Logan Municipal Council will adopt relevant portions of the USU

Transportation Study to be included as an addendum to the City of Logan Surface Transportation Master Plan, dated June 2011.

He stated that items that represent proposed collaborative initiatives between the University's transportation planning and the City of Logan's planning, and which are subject to all required internal approvals from each entity, as well as identified viable funding sources and include the following:

- Canyon trail system interconnects between University, City, and County properties (new USU sidewalk along the South side of 700 North from 1200 East to 1500 East)
- A new pedestrian crossing on 800 East at the Stadium parking lot to include new exit/entrance from that lot on to 800 East
- Roundabout at 850 North and 1200 East (USU Cemetery Drive at 1200 East)
- New bike lanes adjacent to campus on 800 East and 1200 East, and with an interconnecting bike lane along 1000 North adjacent to campus
- USU has proposed traffic controls for study by UDOT on Highway 89 (400 North) from 600 East to 1200 East. Proposed traffic controls include:
 - Traffic lights at Highway 89 and 1200 East
 - Right turn only restrictions from Champ Drive on to Highway 89, (heading West only)
 - Dedicated left turn signals with legal U-turn at Highway 89 (400 North) and 1200 East, to serve eastbound traffic needing to return West on Highway 89 (400 North)
 - Right turn only restrictions from the lower level Ag/Business parking lot on south side of Highway 89, heading East only
 - Dedicated left turn signals with legal U-turn at Highway 89 (400 North) and 600 East, to serve westbound traffic needing to return East on Highway 89 (400 North)

Mr. Darnell stated that the entire USU Transportation Master Plan can be found at usu.edu/facilities

Mr. Darnell added that City representatives participated in USU Transportation Study focus groups led by Fehr & Peers. Likewise, Jordy Guth and Charles Darnell attended focus group meetings on the 400 North plan led by CRSA. Mr. Guth was on the steering committee for the City's Bike and Pedestrian Plan, as was Aggie Blue Bike Director Stephanie Tomlin. The City's Bike and Pedestrian consultant conferred with Fehr & Peers during USU transportation planning. That coordination led to significant collaboration on the 700 North concepts, the Canyon Connector Trail and the bike lane proposals for the campus periphery.

Councilmember Simmonds commented that on Page 28 of the report it states that 85% of USU students who leave campus, do so in a car. She said there is a partial round-a-bout that is proposed a block and a half between one existing and one proposed stoplight and she feels this is a lot of traffic mitigation in that area.

Charles Darnell responded that Fehr & Peers, the consultant for the Transportation Study used 2040 projected traffic data to determine the stack up of the individual lights. They added a 50% safety factor to this and the biggest concern is not the round-a-bout but traffic that would get trapped between Highway 89 and 700 North. They indicated from the modeling this would not be a problem.

Councilmember Simmonds said she is mostly concerned about the round-a-bout and the close proximity to a proposed stoplight.

Mr. Darnell responded the round-a-bout would be there to help with the flow of traffic and areas where there are large parking lots. He would like to widen the road at the same time as the round-a-bout goes in.

Mr. Nielsen said that USU has a lot of plans and when they affect Logan City's jurisdiction we need to make sure that USU and the City work together. He agreed with the comments other than the 1000 North 1200 East intersection which he feels we need to look at more closely. He likes the round-a-bout at 850 North because it's an immediate measure that can be done and there are a lot of cars and pedestrians in that intersection. Once 1000 North and 1200 East are completed it might solve the problem but until then the round-a-bout is the best solution. He agrees with the items listed in the 0-5 year plan.

Vice Chairman Daines asked, do we need to change the wording to say that any lights at 1000 North and 1200 East would require further study.

Mr. Nielsen responded yes, or come back with Phase 2 because the 1000 North lights are in Phase 2 and consider it 5-10 years from now. He suggested the Transportation Plan be discussed again in 5 years.

Councilmember Jensen asked what about the issue of the right turn only at Champ Drive.

Mr. Darnell responded yes, the right turn only is part of the Plan and there will be a light at 1200 East and a forced right turn, but all of this is contingent on what UDOT will do. He talked with UDOT a few years ago regarding a traffic light at Champ Drive and at that time he was told by UDOT there was no chance that would happen. They did say there used to be a median and a forced right turn at Champ Drive and that was taken out when the highway was widened. UDOT indicated at that time they would support a right hand turn only at Champ Drive as well as dedicated left turns at the dugway.

Vice Chairman Daines opened the meeting to a public hearing.

Logan resident Marilyn Griffin addressed the Council and said the problem with round-a-bouts is the speed of cars and they need to be designed carefully and monitored.

There were no further comments and Vice Chairman Daines closed the public hearing.

ACTION. Motion by Councilmember Jensen seconded by Councilmember Simmonds to **amend Resolution 16-32 for the 0-5 year Plan** as presented. Motion carried unanimously.

PUBLIC HEARING - Consideration or a proposed resolution adopting the Community Development Block Grant (CDBG) 2016 Analysis of Impediments to Fair Housing Choice for the City of Logan – Resolution 16-34

At the June 7, 2016 Council meeting, Jessica Lucero, PhD addressed the Council regarding the Fair Housing Program. She stated the purpose and scope of the Fair Housing Program as follows:

1. The Community Development Block Grant (CDBG) program contains a regulatory requirement to affirmatively further fair housing based on HUD's obligation under Section 808 of the Fair Housing Act.
2. The goal is to expand mobility and widen a person's freedom of choice in the housing market and, thus their access to opportunities in their community and society at large.
3. CDBG areas are required to ensure that they are affirming further fair housing.
4. CDBG areas are required to complete an analysis of Impediments for Fair Housing Choice (AI) every 3 years.

Action Plan

Impediment 1 – Racial/Ethnic concentration, particularly concentration of Latino individuals in SW portion of Logan City.

Action - Logan City investment in ESL/Literacy programs targeted at ESL Latino population that will expand economic opportunities and open up a wider array of housing options across the city (particularly on the East portion of Logan City which has higher housing values).

Impediment 2 – Racial/Ethnic special concentration of down payment assistance program participants.

Action – 1. Work with Neighborhood Nonprofit Welcome Home program administrator to expand program for Latino participants, including developing a program component that encourages participants to view available properties in all neighborhoods in Logan City. 2. Outreach to realtors and lenders to promote the program. 3. Translate application materials in Spanish.

Impediment 3 – Racial/Ethnic disparities in accessing housing rehabilitation program.

Action – Increase outreach efforts to Latino community by first translating advertisements into Spanish with help from USU, and second, outreaching to key Latino community institutions to advertise the program (e.g., St Thomas Aquinas Catholic Church, Spanish-speaking Latter Day Saint Congregations, English Language Center, Latino Advisory Council, Bridger Elementary, USU's Access and Diversity, etc.).

Impediment 4 – Lack of public awareness and knowledge regarding their rights under the Fair Housing Law.

Action – 1. Targeted educational outreach to vulnerable communities (e.g., persons with disabilities, refugees, LEP persons, etc.) Targeted outreach will involve distributing materials and offering to present to key social service agencies serving vulnerable communities (i.e. Cache Refugee and Immigrant Connection, English Language Learning

Center, Options for Independence, etc.). Logan City will partner with BRAG, NNP, and USU to develop outreach materials. Logan City will work with USU to develop materials in Spanish. 2. Public awareness campaigns (e.g., during Fair Housing Month in April, make efforts on social media and in local newspaper to promote fair housing).

Impediment 5 – Systematic discrimination in the rental market based on protected class status at first contact in seeking rental housing.

Action – 1. Targeted small-scale educational opportunities for landlords (e.g., informational packets prepared by CDBG coordinator to be sent to all landlords at time of annual license renewal). CDBG Coordinator will work with key professors at USU as well as individuals from Utah’s Division of Fair Housing to create content-rich educational mailings. 2. Integration of this content in Good Landlord Training. The CDBG coordinator will work with key professors at USU to develop training materials that address the responsibilities of landlords under fair housing law.

Impediment 6 – Lack of affordable and accessible housing options for persons with disabilities.

Action – 1. Develop Logan City-sponsored program designed to provide financial assistance for individuals with disabilities who wish to rent housing units in the private market that are not already accessible (i.e., building entrance ramps, etc.). 2. The Access and Mobility Plan – Targeted outreach to disabled populations in Logan to collect data regarding infrastructure deficiencies in Logan City. The plan will prioritize improvements for future CDBG funding. The plan is a component of Fair Housing as it will reduce the amount of housing that are isolated from the surrounding neighborhoods, and goods and services. 3. Use RDA funds for housing rehabilitation assistance used for improvements to owner-occupied homes (including access/ADA issues).

Vice Chairman Daines opened the meeting to a public hearing.

There were no comments and Vice Chairman Daines closed the public hearing.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Needham to **approve Resolution 16-34** as presented. Motion carried unanimously.

PUBLIC HEARING - Budget Adjustment FY 2015-2016 appropriating: \$400 donated Youth City Council Funds (292112) for benefit concert sound – Resolution 16-33

At the June 7, 2016 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment.

Vice Chairman Daines opened the meeting to a public hearing.

There were no comments and Vice Chairman Daines closed the public hearing.

ACTION. Motion by Councilmember Jensen seconded by Councilmember Simmonds to **approve Resolution 16-33** as presented. Motion carried unanimously.

PUBLIC HEARING - Rezone – Consideration of a proposed rezone from Traditional Neighborhood Residential (NR-6) to Mixed Residential Transitional (MR-9) Rose Hill Subdivision located at 1400 West 1800 South – Ordinance 16-18

At the June 7, 2016 Council meeting, Planner Amber Pollan addressed the Council regarding the proposed rezone. The applicants are requesting a zone change of 13.03 acres from Neighborhood Residential (NR-6) to Mixed Residential (MR-9) at 1400 West 1800 South. The applicants would like to continue with Phases 3 and 4 of the Rose Hill Subdivision. The previous phases of the subdivision were developed under a Planned Development which allowed for lot sizes less than 6,000 SF. They are requesting the MR-9 zoning as it allows for lots sizes of a minimum of 4,000 SF.

The MR-9 zoning designation was added to the Land Development Code in 2013 as an option between a single family residential and multi-family zone. It allows for single family detached, single family attached and duplex dwellings as permitted uses. There is a maximum density of nine (9) units per acre with a minimum lot size of 4,000 SF. The lot width requires a minimum average of 40' per block. Setbacks are also reduced from the NR-6 standard; a front setback of 15', side setback of 5', and rear setback of 10' are permitted.

Staff recommended that the Planning Commission continue this zone change request to allow for a boundary line adjustment or subdivision to establish the boundaries of rezone and allow for further discussion of development issues.

On May 26, 2016, the Planning Commission recommended that the Municipal Council approve the rezone of 13.03 acres from Neighborhood Residential (NR-6) to Mixed Residential (MR-9) at 1400 West 1800 South with a deed restriction limiting development to single-family detached homes with lots no smaller than 4,000 SF and a 6 unit per acre density.

There were 5 residents from the existing Rose Hill Development who are concerned that the MR-9 zone could allow for intense development. They were generally fine with the continuation of the development they bought into but were concerned it could be something different with the zoning. The proponent agreed to the deed restriction.

Vice Chairman Daines opened the meeting to a public hearing.

Dan Larsen addressed the Council. He is representing the developer who is willing to sign a deed restriction which he has with him tonight.

There were no further comments and Vice Chairman Daines closed the public hearing.

ACTION. Motion by Councilmember Needham seconded by Councilmember Jensen to **adopt Ordinance 16-18** as presented. Motion carried unanimously.

PUBLIC HEARING - Rezone – Consideration of a proposed rezone from Town Center (TC) to Mixed Residential Medium (MR-20) David Burton located at 239 North 200 East – Ordinance 16-19

At the June 7, 2016 Council meeting, Planner Russ Holley addressed the Council regarding the proposed rezone. The request is to rezone a 0.25 acre parcel from Town Center (TC) to Mixed Residential Medium (MR-20) with the intent of the applicant to construct a multi-family apartment building. The site currently contains a developed 10-stall asphalt parking lot and driveway approach onto 200 East. The remainder of the site contains multiple trees and low growing vegetation. This parcel was subdivided from the larger medical office complex property located to the West in May 2009 (200 East Subdivision). The asphalt parking lot still connects to the back parking lot of the medical office complex.

Based on the diverse zoning history of this area, the site development patterns and buildings are varied. The largest structures are the LDS Church, the Senior Citizen Center and the medical office complex directly West of the site. The majority of the structures on the block are residential, with 11 single-family homes and 10 multi-family structures. Both 100 East and 200 East are used as alternatives to Main Street for North/South travel. With recent upgrades to 200 East and the projected growth of Logan, a robust commercial core is vital to overall longevity. Because of the surrounding conditions of the neighborhood and the unique and odd shape of this particular parcel, a better long term land use would be a consolidated quality commercial development. Although high-density housing is important, the Town Center (TC) zone envisions residential development in a vertically mixed-use layout which better utilizes ground floor space for commercial services.

Based on these issues, combined with the General Plan's guidelines, staff recommended denial of this rezone request and is in favor of leaving the parcel zoned Town Center for future commercial development.

On May 26, 2016 the Planning Commission voted on a recommendation for denial to the Municipal Council for a rezone of .25 acres, 239 North 200 East from Town Center to Mixed Residential Medium .

Vice Chairman Daines opened the meeting to a public hearing.

Scarlett Fronk addressed the Council. She represented the proponent David Burton and read a prepared statement regarding the reasons why the rezone should be approved by the Council.

Logan resident Marilyn Griffin addressed the Council. She feels the Council needs to take into consideration what the residents who live in this area desire and the proposed project is not what they desire. She feels this project will negatively impact the area and she asked the Council to deny the rezone.

Logan resident Matt Cheney addressed the Council and stated he is the current owner/seller of the property. He said the area is currently zoned commercial or mixed use. He does not feel that anyone will want to build a single family home in this area and he feels it would instead be a good area for a multi-family dwelling project. He's had a few businesses look at this property but there is no interest because there is no visibility for a business location.

Logan resident Debbie Wogtko addressed the Council, she lives near the proposed rezone area. Her concern is there are so many rentals already in this area and with revolving rentals there is no stability. She said the neighborhood is not against the Town Center or Commercial zoning, but they do not want it zone MR-20.

There were no further comments and Vice Chairman Daines closed the public hearing.

Councilmember Needham stated the City must grow and he feels an ideal way is to have a resolve to have areas be single family and other areas be multi-family. He has homes for sale on 200 East which are single family but there is a demand for multi-family. He isn't sure how to change the mindset unless the City itself and citizens follow through and have more single family homes available.

ACTION. Motion by Councilmember Needham seconded by Councilmember Simmonds to **deny Ordinance 16-19** as presented. Motion carried unanimously.

PUBLIC HEARING – Consideration of a proposed sale of real property located at approximately 200 North Main Street in Logan, consisting of 1.63 acres

Vice Chairman Daines stated the proposed sale of real property is located on the Southeast corner of City Block and at this time there are no specific plans for development. There is a Request for Proposal out at this time for those interested in submitting their ideas on how this property should be developed. In order to do this a public hearing must be held to receive comment and determine if the property could be sold if the appropriate project were to come forward.

Logan City Attorney Kymber Housley addressed the Council and stated that our ordinance states that anytime the City divests itself of any parcel of land that is worth more than \$100,000 or larger than one acre we are required to hold a public hearing. However, once the decision is made on whether or not to sell the property, that decision will not come back to the Council and is a Mayor function. We are currently in discussion with several developers regarding this property but at this time nothing has been signed.

Mayor Petersen said at this time the Logan Light & Power Administration building is located on this property but they will be moving to their new building in the coming weeks and the building will be vacant.

Vice Chairman Daines opened the meeting to a public hearing.

Logan resident Joe Tennant asked about parking and feels City block is already congested with parking. He asked what are the plans for future parking if there is added development.

Mayor Petersen said a significant part of the parking on the corner of Main Street and 200 North is Light & Power vehicles and once they move they will no longer park there.

Mr. Housley stated this property is actually two equally sized parcels.

Logan Downtown Alliance Manager Gary Saxton addressed the Council and stated the Alliance supports the sale of the property for future development.

There were no further comments and Vice Chairman Daines closed the public hearing.

Councilmember Needham commented that he likes the idea of the peace and calm of the Library and where it is now. He will be sorry to see it torn down if that's the direction it goes. He feels we have a lot of commercial already and a busy Main Street. He would like to see green space rather than commercial.

WORKSHOP ITEMS:

There were no workshop items presented at tonight's Council meeting.

OTHER CONSIDERATIONS:

Councilmember Simmonds commented that she attended a recent UDOT meeting and said it was very interesting and well worth the time to attend.

Councilmember Jensen commented there are several citizens in the audience tonight that attend every meeting. He recognized these citizens and thanked them for their interest in City issues.

ADJOURNED to meeting of the Logan Redevelopment Agency

Vice Chairman Daines welcomed those present. There were approximately 10 citizens in the audience at the beginning of the meeting.

ACTION ITEM:

PUBLIC HEARING – Consideration of a proposed resolution tentatively approving the Redevelopment Area Budget for FY 2016-2017 in the amount of \$4,446,305 – Resolution 16-37 RDA

Finance Director Richard Anderson addressed the Council and said this is a proposed tentative RDA budget and will be finalized at the August 2, 2016 Council meeting.

Vice Chairman Daines opened the meeting to a public hearing.

There were no comments and Vice Chairman Daines closed the public hearing.

ACTION. Motion by Councilmember Needham seconded by Councilmember Jensen to **approve Resolution 16-37 RDA** as presented. Motion carried unanimously.

ADJOURNED. There being no further business to come before the Council, the meeting of the Logan Municipal Council adjourned at 7:45 p.m.

Teresa Harris, City Recorder